

**PRELIMINARY AGENDA
PLANNING AND ZONING COMMISSION MEETING
JANUARY 16, 2018
5:00 P.M.**

ROLL CALL

RECOGNITION OF PLANNING COMMISSION EMPLOYEE OF THE YEAR

- 1. ELECTION OF THE CHAIRMAN AND VICE CHAIRMAN**
- 2. APPROVAL OF 2017 ANNUAL REPORT**
- 3. APPROVAL OF 2018 CALENDAR**
- 4. APPROVAL OF 2018 WORK PROGRAM**

APPROVAL OF THE MINUTES

- 5. December 11, 2017**
- 6. December 18, 2017**

RULES FOR CONDUCTING PUBLIC HEARINGS

Applicant and applicant representatives for the proposal will speak first for a period not to exceed 15 minutes.

Those members of the public desiring to speak on a particular item should refer to a meeting agenda and fill out a request to speak form indicating which item they wish to speak on and place it in the designated location prior to the meeting. Once the item is announced, each person's name who has filled out a form will be called on to speak. Proponents will speak, then the opponents. Each speaker will not be allowed more than three minutes. The speakers are requested to limit their remarks and to avoid duplication in their presentations.

Applicant will be allowed a total period of five minutes for rebuttal.

Items placed on the Consent Agenda by the Planning Commission Staff will not have time allocated for speaking, unless there is a member of the public present at the meeting who wishes to speak on the item.

CONSENT AGENDA

CONSENT - ITEMS FOR WITHDRAWAL

None

CONSENT - ITEMS FOR DEFERRAL

27, 29, 30

CONSENT - ITEMS FOR APPROVAL

None

REGULAR AGENDA: ITEMS REQUIRE COUNCIL APPROVAL

- 7. PA-22-17 Jeffaire Commercial Park (6638 Pecue Lane)** To amend the Comprehensive Land Use Plan from Commercial (C) to Employment Center (EC) on property located on the west of Pecue Lane, south of Jefferson Highway, on Lots 2 and 3 and Tract A-3-B of Jeffaire Commercial Park. Section 57, T7S, R2E, GLD, EBRP, LA (Council District 11-Watson)
This is related to the next item
- 8. Case 110-17 Jeffaire Commercial Park (6638 Pecue Lane)** To rezone from Rural (R) to Light Industrial (M1) on property located on the west of Pecue Lane, south of Jefferson Highway, on Lots 2 and 3 and Tract A-3-B of Jeffaire Commercial Park. Section 57, T7S, R2E, GLD, EBRP, LA (Council District 11-Watson)
This is related to the previous item

The Planning Commission is initiating rezoning on this commercial subdivision created prior to 1994 as directed by Metro Council
- 9. PA-23-17 3940, 3950 Prescott Road** To amend the Comprehensive Land Use Plan from Institutional (INST) to Neighborhood Center (NC) on property located on the south side of Prescott Road, between Delaware Street and Tunica Street, on Lot 12-A-1 of Plank Road Subdivision. Section 57, T6S, R1E, GLD, EBRP, LA (Council District 7-Cole) [Application](#)
This is related to the next item
- 10. Case 120-17 3940, 3950 Prescott Road** To rezone from Single Family Residential (A2) to General Office Low Rise (GOL) on property located on the south side of Prescott Road, east of Plank Road, on Lot 12-A-1 of Plank Road Subdivision. Section 57, T6S, R1E, GLD, EBRP, LA (Council District 7-Cole) [Application](#)
This is related to the previous item
- 11. PA-24-17 9163, 8900-10600 UND South Tiger Bend Road** To amend the Comprehensive Land Use Plan from Agricultural/Rural (AG/R) to Industrial (I) on property located on the east side of South Tiger Bend Road, south of Womack Road, on Tract P and Q of the Alpha Land Company, Inc. Property. Section 42, T8S, R2E, GLD, EBRP, LA (Council District 9-Hudson) [Application](#)
This is related to the next item
- 12. Case 123-17 9163, 8900-10600 UND South Tiger Bend Road** To rezone from Rural (R) to Light Industrial (M1) on property located on the east side of South Tiger Bend Road, south of Womack Road, on Tract P and Q of the Alpha Land Company, Inc. Property. Section 42, T8S, R2E, GLD, EBRP, LA (Council District 9-Hudson) [Application](#)
This is related to the previous item
- 13. Case 92-17 505, 507, 515, 517 Roselawn Avenue; 504, 506 Live Oak Boulevard (Deferred from November 13 for 60 days by the Planning Commission)** To rezone from Light Industrial (M1) to Limited Residential (A3.3) on property located on the

west side of Roselawn Avenue, and the east side of Live Oak Boulevard, on Lots 34, 35, 36, 37, 56, and 57, Block 4 of Buffington Heights Subdivision. Section 96, T7S, R1E, GLD, EBRP, LA (Council District 7-Cole) [Application](#)

- 14. Case 93-17 1221 Gardere Lane, Suite E** To rezone from Heavy Commercial (HC1) to Commercial Alcoholic Beverage (Restaurant) (CAB1) on property located on the east side of Gardere Lane, south of Coy Avenue, on a portion of Lot 27 of Plantation Plaza Subdivision. Section 73, T8S, R1E, GLD, EBRP, LA (Council District 3-Loupe) [Application](#)
- 15. Case 111-17 Jeffaire Commercial Park (12400 Jefferson Highway)** To rezone from Rural (R) to Limited Residential (A3.3) on property located on the south side of Jefferson Highway, west of Pecue Lane, on Tract A-3-A-1-A and A-3-A-1-B of Jeffaire Commercial Park. Section 57 and 58, T7S, R2E, GLD, EBRP, LA (Council District 11-Watson)
The Planning Commission is initiating rezoning on this commercial subdivision created prior to 1994 as directed by Metro Council
- 16. Case 112-17 Jeffaire Commercial Park (6414 Pecue Lane; 12442, 12544– 12758 Jefferson Highway)** To rezone from Rural (R) to Heavy Commercial (HC1) on property located on the south side of Jefferson Highway, and on the west side of Pecue Lane, on Lots 11, 13 thru 20, 21-A, 23-A, 24-A, 26-A, 27, 28, and 34-A-1 of Jeffaire Commercial Park. Section 57 and 58, T7S, R2E, GLD, EBRP, LA (Council District 11-Watson)
The Planning Commission is initiating rezoning on this commercial subdivision created prior to 1994 as directed by Metro Council
- 17. Case 113-17 Lakeland Park (12021 Lakeland Park Boulevard)** To rezone from Rural (R) to Light Industrial (M1) on property located on the west of Pecue Lane, south of Jefferson Highway, on Lot A-4 of Lakeland Park. Section 31, T7S, R2E, GLD, EBRP, LA (Council District 11-Watson)
The Planning Commission is initiating rezoning on this commercial subdivision created prior to 1994 as directed by Metro Council
- 18. Case 114-17 Westfork Office Park (11555 Southfork Avenue)** To rezone from Rural (R) to Limited Residential (A3.3) on property located on the north side of Southfork Avenue, to the west of Westfork Drive, on Tract C-3 of Westfork Office Park. Section 51 and 79, T7S, R2E, GLD, EBRP, LA (Council District 11-Watson)
The Planning Commission is initiating rezoning on this commercial subdivision created prior to 1994 as directed by Metro Council
- 19. Case 115-17 Westfork Office Park** To rezone from Rural (R) to General Office High Rise (GOH) on property to the east and west sides of Southfork Avenue, and on the south side of Southfork Drive, on Lots B-1-A, B-2-A, D, E-1, F-1, F-2, F-3-1, F-3-2, and J of Westfork Office Park. Section 51 and 79, T7S, R2E, GLD, EBRP, LA (Council District 11-Watson)
The Planning Commission is initiating rezoning on this commercial subdivision created prior to 1994 as directed by Metro Council

20. **Case 116-17 4150 South Sherwood Forest** To rezone from Rural (R) to Heavy Commercial (HC1) on property located on the west side of South Sherwood Forest Boulevard, to the south of Lake Sherwood Avenue, on Tract D-2-2-A-2 of the O.C. Harrell Tract. Section 51, T7S, R1E, GLD, EBRP, LA. (Council District 11-Watson) [Application](#)
21. **Case 117-17 7474 Corporate Boulevard, Suite 206** To rezone from Light Commercial (LC1) to Commercial Alcoholic Beverage (Restaurant) (CAB1) on property located on the south side of Corporate Boulevard, to the west of Jefferson Highway, on a portion of Tract A-1-B-1 of Cedar Lodge Plantation. Section 91, T7S, R1E, GLD, EBRP, LA (Council District 11-Watson) [Application](#)
22. **Case 118-17 6401 Bluebonnet Boulevard, Suite 2011** To rezone from Heavy Commercial (C2) to Commercial Alcoholic Beverage (Restaurant) (CAB1) on property located on the north side of Mall of Louisiana Boulevard, and south of Interstate 10, on a portion of Lot M-L of the Mall of Louisiana. Section 57, T7S, R1E, GLD, EBRP, LA (Council District 11-Watson) [Application](#)
23. **Case 119-17 7925 Owen Street** To rezone from Single Family Residential (A1) to Zero Lot Line Residential (A2.6) on property located on the north side of Owen Street, southwest of Jefferson Highway on Lot 8 of Jefferson Place East Subdivision. Section 83, T7S, R1E, GLD, EBRP, LA (Council District 11-Watson) [Application](#)
24. **Case 121-17 9150 Bereford Drive and 3488 Partridge Lane** To rezone from Single Family Residential (A1) to Two Family Residential (A2.9) on property located to the west side of Partridge Lane, to the north of Bereford Drive, on Tract 3-A-1 of the S.D. Porter Tract and Lot 1 of Partridge Lane Heights Subdivision. Section 39, T7S, R1E, GLD, EBRP, LA (Council District 11-Watson) [Application](#)
25. **Case 122-17 2340 Thomas H Delphit Drive** To rezone from Limited Residential (A3.1) to Two Family Residential (A2.9) on property located to the west side of Thomas H Delphit Road, at the southwest quadrant of the intersection of Thomas H Delphit Road and East Harding Street, on Lot 70, Block 35 of South Baton Rouge. Section 75, T7S, R1W, GLD, EBRP, LA (Council District 10-Wicker) [Application](#)
26. **ISPUD-5-17 Brentwood Park** A proposed low-density single family residential development located on the south side of Old Hammond Highway, to the east of Brentwood Drive, on Lots 8-A of the David Davis Tract and a portion of Lot 12, 13-A-1-A, 13-A-1-B of Country Club Terrace Subdivision. Section 88, T7S, R1E, GLD, EBRP, LA (Council District 11-Watson) [Application](#)
27. **SPUD-3-17 Arless** A proposed low-density single family residential development located on the northeast corner of Carter Avenue and Old Hammond Highway, on Lots 1, 2, 3-A, 4-A, 5 of the Day-Hutchinson property, Lots 6 and 7 of the Hutchinson and Day Subdivision, and Tract A of the Fair Day Estates Subdivision. Section 83, T7S, R1E, GLD, EBRP, LA (Council District 11-Watson) **Deferred to February 19 by Councilman Watson** [Application](#)

- 28. SPUD-7-06 Artisan Hill, Revision 2** A proposed low density single family residential development with townhomes and zero lot line units on property located on the north side of Jefferson Highway and west of Bluebonnet Boulevard, on Lots 1-30, Tract A, and Tract B of the Artisan Hill Subdivision, S.D. Porter Property. Section 39, T7S, R1E, GLD, EBRP, LA (Council District 11-Watson) [Application](#)

REGULAR AGENDA: ITEMS REQUIRE PLANNING APPROVAL ONLY

- 29. SS-14-17 J. Burton LeBlanc Property** A proposed subdivision on property located on the south side of Phillips Road, east of South Tiger Bend Road, on Tract Z-3-A of the J. Burton LeBlanc Property (Council District 9-Hudson) [Application](#)
Deferred to February 19 by the Planning Director
- 30. SP-28-17 StorageMax Bluebonnet** A proposed storage facility over 50,000 square feet, on property located west of Bluebonnet Boulevard, south of Burbank Drive, on Tract Z-3-B-1-A-1-C-A and Tract Z-3-B-1-A-1-C-B of the Gulf Union Property. (Council District 3-Loupe) [Application](#)
Deferred to February 19 by the Planning Director
- 31. SP-29-17 Cypress at Gardere** A proposed senior living facility over 50,000 square feet, on property located on the east side of Gardere Lane, north of Burbank Drive, on Tract A-2-A-4-A-1-B of the Bruce Broussard Tract. (Council District 3-Loupe) [Application](#)

COMMUNICATIONS

DIRECTOR'S COMMENTS

COMMISSIONERS' COMMENTS

ADJOURN